



# City of Philadelphia

City Council  
Chief Clerk's Office  
402 City Hall  
Philadelphia, PA 19107

**BILL NO. 100613**

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**Introduced September 23, 2010**

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**Councilmembers Jones and Clarke**

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**Referred to the  
Committee on Licenses and Inspections**

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## **AN ORDINANCE**

Amending Chapter 9-2800 of The Philadelphia Code, entitled "Universities, Property Owners or Managers and Students," by amending Section 9-2805, entitled "Zoning Compliance," by providing for additional penalties for certain violations with respect to properties located within Educational Housing Districts, all under certain terms and conditions.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Chapter 9-2800 of The Philadelphia Code is hereby amended to read as follows:

**CHAPTER 9-2800. UNIVERSITIES, PROPERTY OWNERS OR  
MANAGERS AND STUDENTS.**

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§ 9-2805. Zoning Compliance.

(1) No student may live in an Educational Housing District in any dwelling which is in violation of the Zoning Code, including any dwelling in which more than three unrelated persons are living as a single household unit without a valid use registration permit. Nothing in this Section shall relieve a property owner from any liability or duty to comply with any applicable provision of the Zoning Code and whenever a student is served with a notice of violation pursuant to this subsection, the property owner shall also be served with a notice of violation.

*(2) Notwithstanding any other provision of this Code, if a property is finally determined to be in violation of the provisions of this Section three times, then any*

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*subsequent failure to comply with the requirements of this Section or failure to pay any fine or cost imposed for a violation of this Section shall result in the revocation of any license issued for such property pursuant to PM-102.0 (relating to licensing), and no person shall be permitted to apply for any new licenses for such property for two years after such revocation. The Department shall provide written notice and an opportunity for a hearing prior to any revocation of a license under this Section.*

SECTION 2. This Ordinance shall become effective immediately.

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**Explanation:**

*Italics indicate new matter added.*